

CINDERFORD REGENERATION BOARD

MINUTES

Wednesday 4 July 2018

Minutes of meeting of the Cinderford Regeneration Board held on Wednesday 4 July 2018 at the Belle Vue Centre, Cinderford

PRESENT:

Chairman:	Councillor Graham Morgan – Cinderford Town Council
Vice Chairman:	Councillor Tim Holder – Cinderford Town Council
Board Members:	Matthew Burgess – Gloucestershire College Simon Excell – Gloucestershire County Council Councillor Terry Hale – Gloucestershire County Council Garry King – Two Rivers Housing Councillor Richard Leppington – Forest of Dean District Council Dave Wildin – Steam Mills Primary School Peter Williams – Forest of Dean District Council
Ex-Officio:	Wendy Jackson – Forest of Dean District Council Nigel Gibbons – Forest of Dean District Council

1. APOLOGIES

Apologies were received from: Tim Davis, Lewis James, Nigel Johnson and Stuart Tait.

2. WELCOME & INTRODUCTIONS

Councillor Graham Morgan welcomed everyone to the meeting.

3. CHAIRMAN'S ANNOUNCEMENTS

No Chairman's Announcements.

4. DECLARATIONS OF INTEREST

- Matthew Burgess – Principal, Gloucestershire College, Landowner within the Northern Quarter and related sites.
- Simon Excell – Lead Commissioner (GCC), involvement with Gloucestershire Infrastructure Investment Fund and Growth Deal.
- Councillor Richard Leppington – Cabinet Member, Forest of Dean District Council, Landowner within the Northern Quarter and related sites.
- Peter Williams – Head of Paid Service, Forest of Dean District Council, Landowner within the Northern Quarter and related sites.

5. MINUTES OF MEETING ON 2 MAY & MATTERS ARISING

The minutes of the last meeting were agreed. Outstanding actions would be covered in the meeting.

6. FODDC LED DEVELOPMENT

Variation to hybrid planning approval

Richard explained that the current CNQ hybrid planning permission provided detailed planning approval for Phase 1 of the spine road and the college development only with all other development plots were approved in outline only. To enable further development to come forward ahead of spine road completion a variation to the hybrid planning approval was needed. [REDACTED]

[REDACTED] light of this, FoDDC has commissioned a report from WSP to scope the work needed to enable this planning work to go ahead.

Simon commented that GCC had also commissioned traffic modelling work to look at what development could come forward from Phase 1 of the road. This research supported limited development from the first phase of the road. GCC as the highway authority would be keen to support the Section 73 process to vary the hybrid approval in line with their latest traffic modelling.

New commercial & housing development

Wendy explained that FoDDC were exploring leading new investment on plots F1, F2 and the small housing site plot G1. An architect design team is to be appointed to project manage this work and prepare detailed designs for both the commercial buildings and the first 50 new homes on the site. This work would need to link to the Section 73 planning application work.

Northern Quarter Spine Road Phase 2 – design & access

Wendy tabled the draft design for Phase 2 spine road to illustrate the extent of the second phase and the new access points to serve plots C (hotel), D (employment) and G1 (housing). Consultants WSP have been tasked to prepare a project programme and cost estimates for this next phase of road construction.

Simon asked how Phase 2 spine road delivery would be funded. Richard said that this would be subject to a detailed business case being presented to Full Council.

Tim Holder commented that it was good to see the road coming forward in a phased approach.

7. LOCAL ENTERPRISE PARTNERSHIP UPDATE

In Neil Ricketts absence, Wendy said that she had attended a meeting of the Gloucestershire Strategic Directors Group on 29th June where David Owen the Chief Executive at Gfirst LEP provided an update.

National Review - Central Government is undertaking a review of all LEP's which was due to report in February but is now expected ahead of summer recess. One issue is where LEP boundaries overlap local authority boundaries in their area, this does not affect Gloucestershire. Another issue is with governance and transparency where LEPs operate in different ways eg. West of England LEP is an Advisory Board to the West of England Combined Authority.

Funding – Growth Fund has 3 years left to run and will be replaced by UK Shared Prosperity Fund. Innovation Funding for research will still be around and administered by UK Research Council.

SEP Refresh – written 3 years ago but the refresh is not likely to be an opportunity to change policy or add new priorities. The refresh may be simply an addendum to the original document. The SEP is not intended to change employment growth plans in each district.

Local Industrial Strategy – need to emphasise what is unique about your locality that has national/international significance. Government is looking for clarity and saying this is not a bidding document but David suspects this is likely to guide UK Shared Prosperity Fund allocations. No other LEP has GCHQ and so the cyber sector growth will be important for Gloucestershire. GEGJC/Leadership Gloucestershire will gather views. Good to have flagship projects but need a diverse economic base. Back to local plans – will these be about well-located sheds or re-investing in brownfield areas. Retail slump – how to re-purpose our town centres. Industrial strategy big focus is on place and how to make this positive,

Employment Skills Board – Claire Marchant has been appointed as Chair, she is the current CEO at UCAS. Social mobility is a problem for Gloucestershire districts and there is a danger of creating a cohort of young people who are NEETS & disengaged.

Richard thanked Wendy for the update and said it was a shame Neil was not able to attend CRB meetings and asked if anyone else could attend?

Action: Wendy to contact Neil Ricketts to ask if he still wishes to be a CRB member. If he does wish to step down, Wendy to approach Russell Marchant the Principal at Hartpury College to ask if he is able to provide the LEP update.

8. CINDERFORD AAP PROJECT UPDATES

a) Northern Quarter Phase 1 Spine Road

Legal agreement to enable highway adoption is with GCC legal currently and will need to be signed by 4 parties: GCC, FoDDC, FC & Gloscol. Matt queried the timescale on this.

Action: Simon to check target date for completion of highway adoption.

b) Land Management

Wendy reported that Homes England and FoDDC had appointed valuation advisers to assist with negotiations to dispose of the Northern United and Five Acres sites from HE to FoDDC. The outcome of these discussions would be reported to FoDDC Cabinet and Full Council.

c) Gloucestershire College Relocation

Matt reported that the College was still on track for the planned September opening. It is a very busy time on site at the moment with lots of contractor and sub-contractor activity. Richard asked about bus transport links to the new site. Terry also queried the car drop off location.

Action: Matt to provide Richard with transport options for students.

d) Steam Mills Village West Housing Site

Wendy tabled the two concept layout plans developed by HE's consultants for comment. Nigel said as the first housing proposal for the Northern Quarter this needs to set the tone and be of good quality. Any new housing layout needs to be more a part of the AAP and not stand in isolation. Tim Holder said there does not seem to be much emphasis on flood prevention and there should be a bridge to link to plot G1. Tim said he agreed with Nigel and that the draft plans need to give the right impression straight away. Simon asked if the GCC flood team had been consulted. Pete said that Lawrence King the land drainage engineer will have been on the distribution list. Richard asked about the status of the ground conditions and whether it would be expensive to redevelop. Graham suspected that there was a fair amount of made ground on the site and potential for contamination given the historical uses on site.

Actions:

- Peter Wynn to be invited to present to the next CRB meeting in October.
- Wendy to check if GCC flood team had seen the draft layout plans.

9. CRB GOVERNANCE

Risk Register

Wendy provided an update on the Risk Register and highlighted risk SO1 which relates to lack of funding to deliver Phase 2 of the spine road. Wendy encouraged all partners to support FoDDC efforts to promote this as a Forest of Dean priority within the Gloucestershire Infrastructure Investment Plan.

Register of Interests

Wendy informed the Board that there were still a few outstanding forms and asked if everyone could complete and return as soon as possible.

Communications

Tim Holder asked if the College were planning more communications. Wendy said that there would be more press and media activity planned around exam results and enrolment at the new building. A more formal opening ceremony is being planned for Spring 2019.

10. AOB

None.

11. 2018 MEETING DATES

Wednesday 3 October 2018 (subsequently amended to 24 October 2018)

Meeting close 3.15pm

ACTION TRACKER – CINDERFORD REGENERATION BOARD

WEDNESDAY 4 July 2018

AGENDA ITEM	NO.	ACTION	COMPLETE
7. LEP Update	1	WJ to contact NR to establish continued interest in CRB membership	✓
8. Project updates	2	SE to check timetable for highway adoption	
	3	MB to provide RL with college transport options	✓
	4	WJ to invite PW to next CRB meeting to provide a Steam Mills housing update WJ to check if GCC flood team has sight of layout plans	✓ ✓